

<b>Recommendation for Board Action</b>			
Austin Housing Finance Corporation	<b>Item ID</b>	18403	<b>Agenda Number</b>
			7.
<b>Meeting Date:</b>	9/27/2012	<b>Department:</b>	Neighborhood and Community Development
<b>Subject</b>			
<p>Authorize an increase of \$50,000 to an existing loan to the GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION, for a total loan amount not to exceed \$1,550,000 to assist with the development of the Guadalupe-Saldaña Net Zero Subdivision.</p>			
<b>Amount and Source of Funding</b>			
<p>Funding is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Housing Finance Corporation.</p>			
<b>Fiscal Note</b>			
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>			
<b>Purchasing Language:</b>			
<b>Prior Council Action:</b>			
<b>For More Information:</b>	Contact Elizabeth A. Spencer, Treasurer, Austin Housing Finance Corporation, 974-3182.		
<b>Boards and Commission Action:</b>	December 9, 2010 – Austin Housing Finance Corporation board authorized funding of \$1,500,000 for infrastructure development of the Guadalupe-Saldaña Net-Zero Subdivision.		
<b>MBE / WBE:</b>			
<b>Related Items:</b>			
<b>Additional Backup Information</b>			
<p>If approved, this loan increase will fund an amount that exceeded the contingency budget of the 11-acre Guadalupe-Saldaña Net-Zero Subdivision. The Guadalupe Neighborhood Development Corporation (GNDC) is the developer of the subdivision.</p> <p>GNDC worked with the City of Austin Brownfields Revitalization Office since it was known that part of the property was used decades ago as a disposal site for battery casings. Testing and remediation work was performed, but the number of cubic yards of contaminated debris and soil removed (with both hazardous and non-hazardous contaminants) was almost double the initial estimate. All environmental remediation work has been completed, and results are being reviewed for clearance by the Texas Commission on Environmental Quality.</p>			

Unexpected delays were caused by this spring's heavy rainfall, creating an unusually large ponding area that had to be drained and allowed to dry before infrastructure work could continue.

### **Project Characteristics**

- The completed subdivision will have 52 ownership units and 38 rental units. The units will consist of a mix of single-family detached homes, duplexes and town homes.
- The units will be built with energy-efficient design features, including solar arrays, to result in "net zero" energy consumption.
- GNDC's intention is that some or all of the ownership units will be in a land trust, thereby reducing the cost to the buyer, as the buyer will own the improvements but not the land. Mortgages for the improvements are estimated to range from \$50,000 to \$100,000.
- The rental units will be one-bedroom/one-bath and two-bedroom/one-bath units, with rents ranging from approximately \$415 to \$690 per month.
- The proposed project is in compliance with zoning and uses adopted in the Govalle-Johnston Terrace Neighborhood Plan.

### **Population Served**

- All residents will be low- and moderate-income households.
- Ownership units will be sold to households with a range of incomes between 80 percent of Median Family Income (MFI - currently \$60,700 for a four-person household); as well as households with incomes at or below 50 percent MFI (\$37,950 for a four person-household).
- The rental units will be leased to households with incomes at or below 50 percent MFI; with four units being reserved for households with incomes at or below 30 percent MFI (\$18,200 for a two-person household).

### **Guadalupe Neighborhood Development Corporation**

GNDC is a non-profit 501(c) (3) organization and is certified by the City of Austin as a Community Housing Development Organization (CHDO). GNDC was established in 1981 to provide affordable housing to low- and moderate-income families in the Guadalupe Neighborhood. GNDC has developed 182 units of affordable rental and ownership housing.